



11/66 Ashford Avenue **MILPERRA**

Information Memorandum | For Sale



25
Years





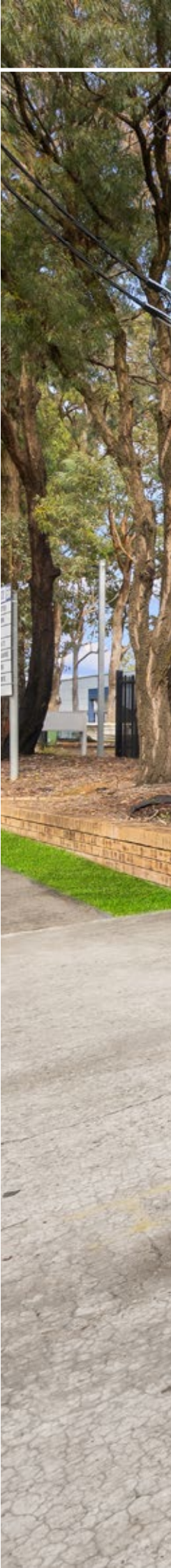
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Executive Summary

Address	11/66 Ashford Avenue, Milperra NSW 2214
Legal Description	LOT 11 SP46655
Property Type	Strata Title Industrial Unit
Office Area	22m ²
Warehouse Area	219m ²
Total Building Area*	241m ²
Parking*	5 On-Site Car Spaces
LGA	Canterbury-Bankstown City Council
Zoning	E4: General Industrial under Canterbury-Bankstown Local Environmental Plan 2023
Floor Space Ratio	1:1
Occupancy	Vacant
Outgoings*	\$8,854.48 Per Annum
Open for Inspection	Tuesday and Thursday 12:00pm to 12:30pm
Auction	12.00pm on Thursday 29th May 2025 - On-Site

Selling Agents	Chris Wade Sales Director M: 0490 083 759 T: 02 9709 6111 E: chrisw@commercial.net.au
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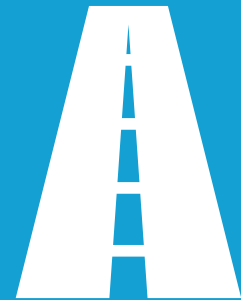
Key Features



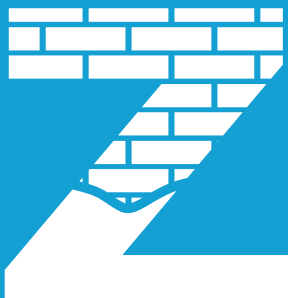
241m² total internal
floorspace



5 On-site
Car Spaces



2 Massive wide
driveways to the complex



Zoning is
E4: General Industrial



Huge signage and exposure



Close proximity to
Milperra Road & M5 Motorway



The Asset

Description

Value for Money

Looking for a smarter investment? Don't settle for new strata industrial prices—get more for your money at 66 Ashford Avenue!

Property Highlights

- Brick Construction: Built to last with a 5+ metres* high roller door for optimal accessibility.
- Clear Span Warehouse Area: Enjoy over 11 metres of width
- 22m² Mezzanine Office: Facing the car park, this compact office offers convenience for management and operations.
- Exceptional Access: Two driveways to the complex, each 15+ metres* wide, making traffic flow seamless.
- Generous Parking: Unheard of in the area—5 car spaces on title for your convenience.
- Amenities: 2 bathrooms and 1 shower to cater to staff needs.

Location Highlights

- Milperra Road: Just 600 metres* away for easy transit.
- Milperra Shops: Only 250 metres* from breakfast and lunch spots.
- Minutes to the M5 Motorway: Perfect for businesses that rely on swift transportation links.

This is your chance to acquire a warehouse that blends functionality and convenience, all in a prime location. Don't miss out—inspect now and bid at auction to secure 66 Ashford Avenue, Milperra.

Outgoings

Factory Council Rates*	\$2,307.28 Per Annum
Water Rates*	\$691.16 Per Annum
Levy Notice	\$5,856.04 Per Annum
TOTAL*	\$8,854.48 Per Annum

*Approximate





SE ESTATE 66

9	APOLLO BATTERIES
10	PGA RENDERING
11	
12	DE TIMBER & TILE
13	WILPERING SAN WORKS
14	TOM STEERING
15	TOM AUTOMOTIVE

66

Ashford Ave

0874 4994

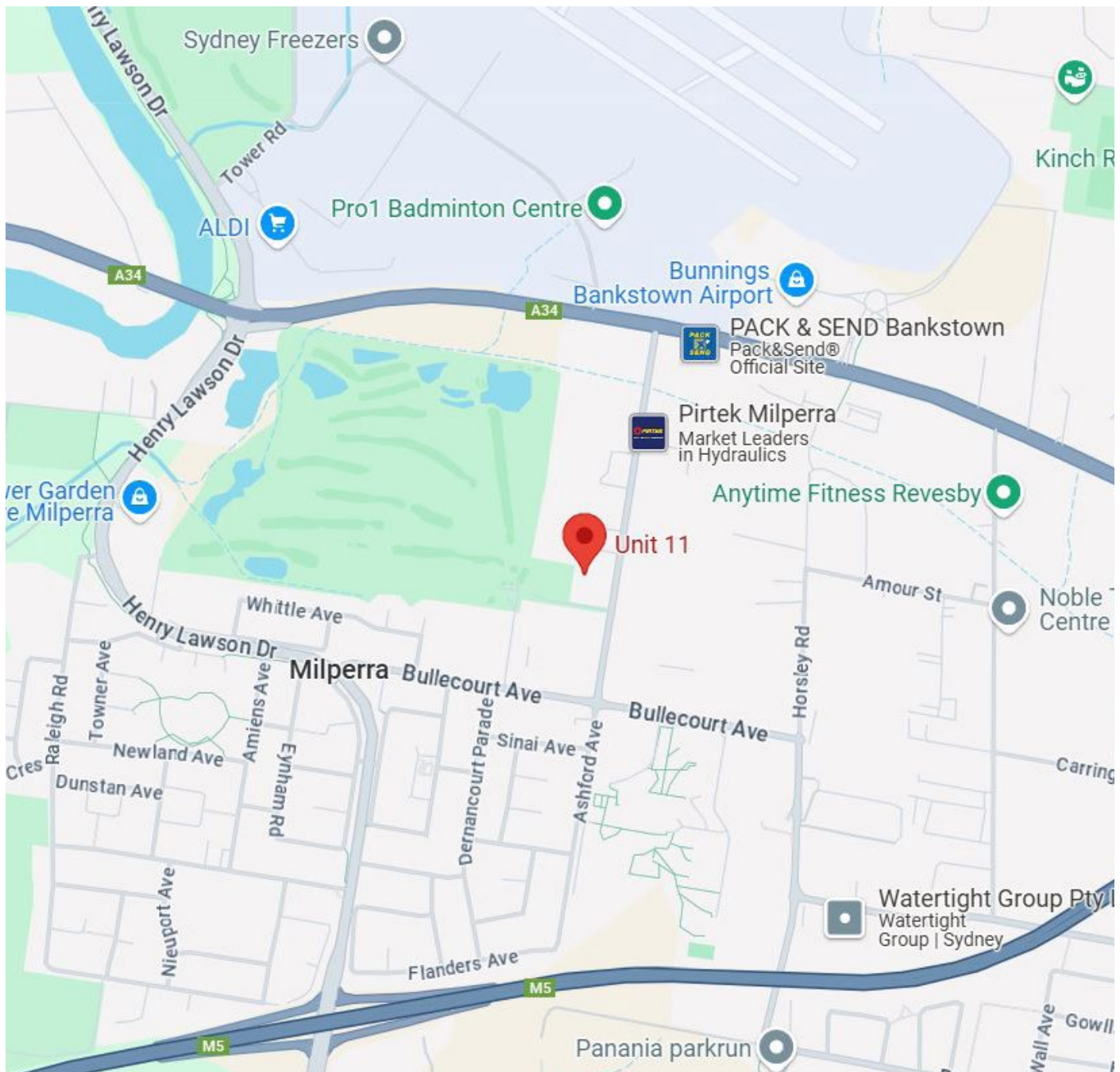
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Location

Milperra a suburb of local government area City of Canterbury-Bankstown, is located 24 kilometres west of the Sydney central business district in the state of New South Wales, Australia, and is a part of the South Western Sydney region.

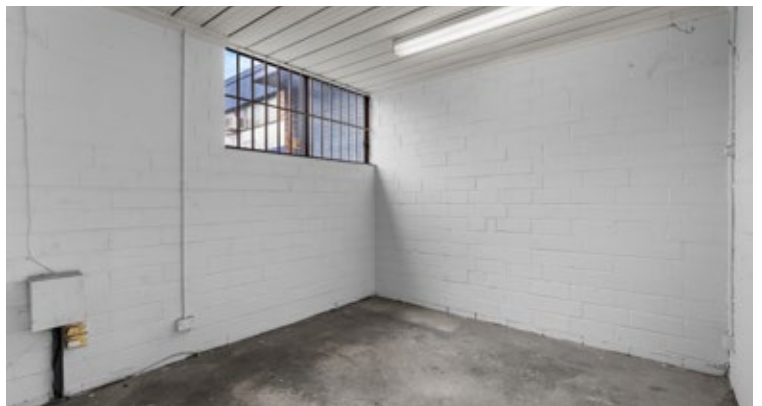
Milperra features a mixture of residential, commercial and industrial areas. A number of small retail strips are scattered throughout the suburb including Milperra Shopping Village on Bullecourt Avenue and Ashford Village on the corner of Bullecourt Avenue and Ashford Avenue. Another small group of shops is located on the corner of Pozieres Avenue and Amiens Avenue, opposite the public school and many commercial developments are situated along Milperra Road.

Milperra Road is a major road on the northern border which links to Newbridge Road and Moorebank, on the western side of the Milperra Bridge, over the Georges River. The M5 South Western Motorway runs along the southern border and Henry Lawson Drive is the other major road through the area.









Planning Details

E4: General Industrial under Canterbury-Bankstown Local Environmental Plan 2023

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Key Planning Contacts

COUNCIL: Canterbury Bankstown City Council

TELEPHONE: 02 9707 9000

EMAIL: council@cbc.city.nsw.gov.au

WEBSITE: <https://www.cbc.city.nsw.gov.au/>

POSTAL ADDRESS:

PO Box 8
Bankstown NSW 1885

STREET ADDRESS:

66-72 Rickard Road
Bankstown NSW 2200

Planning Controls



Zoning

Zone E4: General Industrial



Height of Building

Not Applicable



Floor Space Ratio

1:1





Sales Information

Contract for Sale

Copies of the sale contract are available by contacting the selling agents.

Open for Inspection

Tuesday and Thursday 12:00pm to 12:30pm

Auction

12.00pm on Thursday 29th May 2025 - On-Site

Contact

Chris Wade
Sales Director
M: 0490 083 759
T: 02 9709 6111
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Years

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